



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Sestin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

TO: Judge Ramon Garcia, County Commissioner's Court

FROM: Raul E. Sestin, P.E., Planning Administrator

DATE: July 20, 2011

RE: **Paris Ranches Subdivision – Pct. 1**  
**Final Approval with Financial Guarantee**

Paris Ranches Subdivision is a ten (10) lot subdivision located on the West side of Mile 6 West Road approximately 300 feet North of Mile 16 North Road.

The proposed Subdivision lies within the City of Elsa E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on November 09, 2009. The proposed subdivision lies within Zone "X Not Shaded" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report the development will utilize on-site detention swales.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on February 22, 2011. The proposed subdivision plat will dedicate 48.26 feet on Mile 6 North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan. Additional Road Right of Way curves and aligns with design approved by Tedsi.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Jose A. Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by the North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Mile 6 North Road that will serve as the primary source of water for the proposed development.

This subdivision was submitted prior to March 7, 2011. Therefore, the Office of Environmental Compliance considers this subdivision grandfathered to the submittal requirements of SWMP3.

The subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on April 26, 2011. The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code.

The Subdivider is requesting Final Approval with Financial Guarantee. A Check in the amount of Fifteen Thousand Dollars was submitted to the Planning Department and deposited into an Escrow Account. The Cash Deposit will be used to secure the funds for the installation of ten septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee** on **July 19, 2011**.